

Staff Report and Comments
Leeper-Wyatt Grocery Store Demolition – Application for COA HLC178

Exhibits presented to and considered by the Commission:

Exhibit A – project description from the application

Demolition of the Leeper-Wyatt Grocery Store building
Building sits in future right of way. Applicant is proposing a new high rise multi-family project on this parcel as well as parcels to the north and south and needs building to be removed. City has indicated that applicant cannot move ROW line without a rezoning and applicant is not inclined to go through a lengthy process with uncertainty of approval. Applicant is looking at alternatives to demolition such as relocating the building nearby off-site and/or repurposing the materials. As it relates to designing around building, CDOT has indicated they intend to widen South Blvd in the 2045 plan so Applicant does not see a viable solution to building remaining in current location given the City's plan to widen South Blvd.

Exhibit B – Owner's letter requesting a demolition COA.

Exhibit C - Map

Based upon the information presented in the application, staff offers the following **suggested findings of fact**:

- A. The proposed demolition is incongruous to the STANDARDS.
- B. There is the potential to move the building to a new location.

The HLC cannot deny a COA for demolition for the Leeper-Wyatt Grocery Store, but it can delay the effective date of the COA for 365 days. Staff recommends the following:

1. The Commission would benefit from input from the Dilworth Community Association when determining the delay of the effective date of the COA.
2. The Commission would benefit from learning the details of the potential to move the building when determining the delay of the effective date of the COA.
3. The Commission should request that the building be fully documented with archival photography and 3D scanning.
4. All permits, variances, or approvals as required by law must be obtained before work may commence.

